

TOWN AND COUNTRY PLANNING DEPARTMENT

The 19th February, 1973

No. 734-2TCP-73/5252A.—In exercise of the powers conferred by sub-section (i) of section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to declare the area around the Old Bad Shahi Bridge, Karnal; tehsil Karnal, district Karnal as specified in the schedules given below and shown in the plan appended hereto to be a controlled area for the purposes of the said Act, namely:—

North:—Starting from point 'A' Where the southern boundary of the area already declared as Controlled area,—*vide* Gazette notification No. 10164-VDP/71/3882, dated 10th August, 1971 meets the eastern boundary of Karnal Delhi railway line, towards east along the southern boundary of said Controlled area up to the point 'B' where it meets the Katcha Rasta to village Uncha Siwana.

East:—Thence from point 'B' towards south along the western side of Katcha Rasta, to village Uncha Siwana, Western periphery of Uncha Siwana and then up to the Katcha Rasta to village Kutail up to the point 'C' where it meets the Katcha Rasta from near the mile stone No. 68 on the G. T. Road to village Kutail.

South:—Thence from point 'C' towards west along the Northern side of Katcha Rasta up to the point 'D' where it meets the Western boundry of G. T. Road after crossing the G. T. Road near M. S. No. 68. Thence towards South along the western boundary of G. T. Road up to the point of 'E' where it meets the northern boundary of Road to village Khakrali. Thence towards West along the northern boundary of the road to village Khakrali up to the point 'F' where it meets the eastern boundary of Bazida Minor.

West:—Thence from point 'F' towards north along the eastern boundary of Bazida minor or up to the point 'G' where it meets the eastern boundary of railway line and thence fowards north along the eastern boundary of railway up to the point of start 'A'.

(See Page No. 471 for map)

The 2nd March, 1973.

No. 773-2TCP-73/6789.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Act, 1963, the Governor of Haryana is pleased to publish the Draft Development Plan along with the restrictions and conditions proposed to be made applicable to the Controlled Areas covered by it (given in annexure A and B to the Development Plan) around Kaithal Town, approved under sub-section 3 of the said section for information of all persons likely to be effected thereby.

Notice is hereby given that the draft of plan shall be taken into consideration by the Government on or after the expiry of 30 days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plans before the expiry of the period so specified.

DRAWING

- 1. Drawing No. RTP (R)5/72 (See Page No. 472)
- 2. DRAWING No. RTP (P) 41/72 (See Page No. 473).

ANNEXURE A

ANNEXURE B

ANNEXURE A

Explanatory note on the Development plan of the Controlled area Kaithal

Introduction

Kaithal is situated in the West of Karnal at a distance of 40 miles and is the Sub-Divisional, Headquarter of Kaithal Sub-Division. The town is connected to other important towns, viz., Jind, Ambala, Thanesar and Guhla through roads. A broad-gauge Railway line from Thanesar to Narwana also touches the town.

The town gained quite a god deal of importance in the State on account of its grain market, as the hinter land of the town is fairly fertile and is known for production of paddy and cotton. The population of the town, as per Census report of 1971, is 45,230 which is 30 per cent higher than the population of 1961. Since population generally grows in geometric progression, it is envisaged that even with natural growth the town will grow to the population of 90,000 in 1981. Looking to the present trends in urbanisation it is presumed that the population of the town would go beyond the figure of 90,000 provided some economic activity like industry is fused into the town. In view of the above, an ad hoc figure of 1.20 lakhs has been adopted in the preparation of the Development Plan.

Since the town is sprawling in an unplanned and haphazard manner, the Government, in order to channelise the Development in a planned manner, notified a sizeable chunk of land around the Municipal limits of Kaithal as Controlled Area, *vide* notification No. 9858-VDP-71/3652, dated 25th August, 1971.

Existing Land Uses

The existing old town of Kaithal is situated to the West of Ambala Jind road and North of Thanesar-Narwana Railway line. It is situated on a slightly elevated tract of land and is surrounded by a circular road. Beyond this, most of the surrounding area is covered by mounds and ponds. A huge pond exists in the East with a few temples situated on its banks. One of the accesses to the town from Ambala-Jind road is through a bridge over this pond.

The old Mandi is situated near the Railway Station which has become grossly insufficient to meet the present day requirements of its catchment area. The Government through State Colonisation Department planned a new Mandi across the Railway line, the development of which is in progress. The new developments are taking place in the East & South of the town as quite a few factories and residential areas have sprung up in the past. In the North of the town runs Kaithal drain and in the South Amin Drain to take care of the surface water during rainy season and to protect the town from flooding. A little above the Amin Drain flows Sirsa branch through the area. The land is fairly level and gradually sloping towards the South-West. The area is dotted with village here and there.

Proposals

As explained above the population of the town has been kept at 1.2 lakhs by 1991. The prospective of the development has been kept as 20 years which is foreseeable period in the preparation of a development plan.

The major area for proposed development has been chosen in the North of the existing town as it is comparatively higher than the other areas and free from any kind of water-logging and flooding. The existing town covers an area of 1,638 acres out of which approximately 900 acres is built up. The remaining area of 738 acres is covered by pockets of land here and there of which a part is unfit for development being under ponds and mounds.

The road system has been provided in such a manner that the outer ring road serves as a by-pass for the existing town. The existing by-pass with minor changes in the alignment is turned in to the Central road of the town (V-I road) on which central facilities such as city centre, town park etc are provided. The planning in the existing town is conspicuously absent except a few town planning schemes framed under the Punjab Municipal Act of 1911.

In the preparation of the Development Plan every care has been taken that it becomes composite with the existing town. The road pattern has been kept as a compromise between the grid iron and spider web system giving rise to 14 complete sectors in all. The industrial area has been provided on the Eastern side, of the order of 150 acres to be consistent from the point of wind direction and railway facilities.

The provision of major land uses for the Development Plan of the controlled area is as under:—

	Acres
1. Residential	882
2. Industrial	150
3. Commercial-cum-Business Centre	91
4. Warehousing and wholesale marketing	82
5. Major open spaces (a) Part of Town Park 11 acs. } 6. Communication (Green belt) 141 acs. }	151
7. Major roads	249
8. Railways	12
Total proposed area (Controlled area limits)	1,618
Existing town (Municipal area)	1,638
Total area of the town	3,256

Residential Uses

In the preparation of the development plan the average density of 35 persons per acre for the whole town has been envisaged. The residential area of about 882 acres has been proposed which covers nine residential

sectors. This will accommodate a population of 65,000. The vacant pockets within the Municipal limits will house about a population of 10,000 and will take care of decongestion in the existing town which is very thickly built and thickly populated like any other old town. The density in the sectors have been kept varying from 60 to 100 persons per acre depending upon the location of the sector and the type of development pouring in to the town.

Industrial Uses

An area of about 150 acres has been designated for industrial use. At an average density of 25 worker per acre, this will provide for about 40,000 workers in the industrial area.

Road system

The road system has been kept as to compromise between the grid iron and spider web systems. This has been done taking into account the existing feature, i.e., existing road and the physical features of Kaithal drain. Major road system in the Development Plan is given below with their land reservations:—

V-i Outer road	.. 60 meters
V-iA	.. existing width
V-2 Central road	.. 45 meters
V-3 peripheral road around sectors	.. 32 meters .

Access from these roads shall be allowed at only specified controlled points.

Two over bridges have been proposed, one on the outer ring road and the other on the central road to allow for unhindered flow of traffic.

Rural Zone and non-conforming uses

(a) A sizeable area has been reserved as a Rural Zone. This Zone would, however, not eliminate the essential building development within it such as the extension to the existing villages continuous to the Abadi-Deh if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this Rural Zone.

(b) The existing industries within the rural zone can be allowed to stay within the meaning of "non-conforming land uses" as explained in the Zoning Regulations attached with this plan.

Zoning Regulations

The legal sanctity to the proposals regarding land use is being given effect to by a set of Zoning Regulations which form part of the development plan. The regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land-use shall be in accordance with the details shown in the sector plans for each sector to guide the development and enforce proper control.

ANNEXURE 'B'

ZONING REGULATIONS

Governing use and development of land in the Controlled Areas around Kaithal as shown in Drawing No. RTP (R)-41/72, dated 19th July, 1972.

I. General :

(1) These Zoning Regulations, forming part of the Development Plan for the Controlled Area around Kaithal shall be called Zoning Regulations of the Development Plan for Kaithal Controlled Area.

(2) The requirements of these Regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the Rules framed thereunder:—

II. Definitions:

In these Regulations:—

- (a) 'Approved' means approved under the Rules.
- (b) 'Building Rules' means rules contained in Part VII of Rules.
- (c) 'Drawing' means Drawing No. RTP (R) 41/72, dated 19th July, 1972.

- (d) 'Floor Area Ratio' (FAR) means the ratio, expressed in percentage between the total floor area of a building on all floors and the total area of the site.
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities.
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power.
- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example, bakeries, ice-cream manufacturing, aerated water, atta chakies with power, laundry dry cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, sho-making and repairing fuel depots etc.
- (h) 'Material Date' means 25th August, 1971 in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963,—*vide* Haryana Government Notification No. 9858-VDP-71/3652, dated the 25th August, 1971, appearing in Haryana Government Gazette of 25th August, 1971.
- (i) 'Medium Industry' means all industries other than Light Industry and Local Service Industry and not emitting abnoxious or injurious fumes and odours.
- (j) 'Non-Conforming Use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan.
- (k) "Public Utility Building" means any building required for running of Public Utility Services such as water-suply, drainage, electricity, Post and Telegraph and Transport and for any other Municipal Services including a Fire Station.
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Rules 1965.
- (m) 'Sector Density' and 'Conolony Density' shall mean the number of persons per acre in a sector area or colony area as the case may be.

Explanation :

- (i) In this definition the 'Sector Area' or 'Colony Area' shall mean the area of the sector or of colony as bounded within the major road system shown on the Drawing in the case of sector and on the approved lay-out plan of the colony in the case of colony, including 50 percent land under the major roads surrounding the sector or colony and excluding the area unfit for building development within the sector or colony as the case may be.
- (ii) For the purposes of calculating the Sector Density or Colony Density, it shall be assumed that 50 percent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on an average contain two dwelling units eachwith a population of 4.5 persons per dwelling unit or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be asumed.
- (n) 'Site Coverage' means the ratio, expressed in percentage between the area covered by the ground-floor of a building and the area of the site.
- (o) The terms 'Act', 'Colony', 'Colonizer', 'Development Plan', shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and,
- (p) In case of doubt, any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Cotrolled Areas Restriction of Unregulated Development Act, 1963.

III. Major Land Uses/Zones:

- (i) For purpose of these Regulations, the various parts of the Controlled Area indicated on the Drawing shall be reserved for the following major land uses and to be designated as such:—
- (i) Residential Zone.
 - (ii) Industrial Zone.
 - (iii) Business-cum-Commercial-cum-Civic Zone.
 - (iv) Wholesale Marketing and Warehousing Zone.

- (v) Major open spaces (Town Parks).
- (vi) Communication (Green belt)
- (vii) Railway Reservation.
- (viii) Reservations for Major Road.
- (ix) Non-conforming uses.
- (x) Rural Zone.

IV. Division into Sectors :

Major land uses mentioned at Serial Nos. (i) to (iv) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown, bounded by the major roads, and each sector shall be designated by the number as indicated in the drawing.

Main ancillary and allied uses, which or subject to other requirements of these Regulations and of the Rules, may be permitted in the respective major land-use zones are listed in Appendix 'A' sub-joined to the Regulations.

V. Sectors not ripe for Development :

Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land-use or allow construction of building thereon, from considerations of compact and economical development of the Controlled Area, till such time as availability of water-supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

VI. Sectors to be Developed exclusively through Government enterprise, etc.

(1) Change of land-use and development in sectors which are zoned as General Business-cum-Commercial-cum-Civic Zone shall be taken only and exclusively through the Government or a Government Undertaking or a Public Authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provisions of clause (1) above, the Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

VII. Land Reservation for Major Roads

(1) Land Reservation of major roads shall be as under:—

- | | |
|--|-------------------|
| (i) Major roads indicated as V-1 on the Drawing | .. 60 meters |
| (ii) Other roads indicated as V-1a | .. Existing width |
| (iii) Major road marked as V-2 on the Drawing | .. 45 meters |
| (iv) Major roads indicated as V-3 on the Drawing (roads along the boundaries of sectors) | .. 32 meters. |

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout plan of colonies.

BUILDING RESTRICTIONS

VIII. The Development to conform to sector Plan and Zoning Plan :

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and/or the approved layout plan of the colony in which the land is situated.

IX. Industrial Non-Conforming Uses.

With regard to the existing industries shown in zones other than Industrial Zone in the Development Plan, such industrial non-conforming uses may be allowed to continue provided that the owner of the Industry concerned:

- (a) Undertakes to pay to the Director, as determined by him the proportionate charges, towards the external development of his site as and when called upon by the Director to do in this behalf; and
- (b) During the interim period, makes satisfactory arrangement for the discharge of effluent to the satisfaction of the Director.

X. Discontinuance of non-conforming uses :

(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be reused or redeveloped only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent, of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war or any other natural calamity it shall be allowed to be redeveloped only for a conforming use.

XI. Density, size and distribution of Plots :

(1) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(2) In the case of a residential colony allowed under regulation XVI, the colony density of the colony area shall not exceed the limits laid down below:—

For area upto 100 hectares	..	60
For area larger than 100 hectares	..	45

XII. Individual sites to form part of approved layout/zoning Plans:

No permission for erection or re-erection of building on a plot shall be given unless:—

- (i) the plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in Regulation XVI below and
- (ii) The plot is accessible through a road laid out and constructed upto the situation of the plot to the satisfaction of the Director.

XIII. Site Coverage and height of buildings in various uses:

Site coverage and height upto which buildings may be erected within independent residential and industrial plots shall be according to the provisions contained in Chapter VII of the Rules, in the case of other categories, the maximum site coverage and the floor area ratio shall, (Subject to architectural control, as may be imposed under Regulation XV) be as below:—

Type of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	.. 33 1/3 per cent	150 per cent
(ii) Government Offices	.. 25 per cent (including parking & garage)	Ditto
(iii) Commercial plots within Central Business Zones	.. 50 per cent if air-conditioning is not done and if done 75 per cent	Ditto
(iv) Commercial plots within neighbourhood shopping centre	.. 50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

XIV. Building lines in front side and rear:

This shall be in accordance with Rule 51, 52 and 53.

XV. Architectural Control :

Every building shall conform to architectural control where ever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under Rule 50.

XVI. Relaxation of land use within Rural Zone :

In the case of any land lying in Rural Zone Government may relax the provisions of this Development Plan:-

- (a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date or after the material date on the basis of an agreement executed prior to the material date, on stamped paper and the colonizer secures permission for this purpose as per Rules ; and
- (b) For use of land as an individual industrial site (as distinct from an industrial colony), provided that:-
 - (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase executed on stamped paper prior to the material date;
 - (ii) the Government is satisfied that the need of industry is such that it cannot await alternative allotment in the proper zone.
 - (iii) the owner of the land secures permission for building as required under the Rules; and
 - (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlying with the lands satisfying either of the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned.

Explanation :

The word 'purchase' in this Regulation shall mean acquisition of full proprietary right and no lesser title, such as agreement to purchase etc.

XVII. Provision of Farm Houses outside Abadi Deh in Rural Zone :

A farm house in Rural Zone outside Abad Deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectares and on the following conditions: —

Size of farm	Maximum coverage of farm house	Height & stories
0—4 to 1.2 hectares	.. 45 sq. meters	Single storyes meters
Above 1.2 hectares	.. 135 sq. meteres	Ditto

Minimum set-back for dwelling shall be:—

- (a) 15 M from any boundary line of property.
- (b) 20 M from any village road.
- (c) 60 M from any State road connecting the town.
- (d) 150 M from any National Highway and Schedule road.
- (e) 150 M from any bye-pass.

XVIII. Minimum size of plots for various uses:

The minimum sizes of plots for various type of uses shall be as below:—

(i) Shop-cum-residential plot	.. 100 sq. meters
(ii) Shopping booth including covered Corridor or pavement in front.	.. 20 sq. meters
(iii) Local Service Industry Plot	.. 200 sq. meters
(iv) Light Industry Plot	.. 800 sq. meters
(v) Medium Industry Plot	.. 2 acres

(2) The minimum area under a group housing estate shall be one Acre.

XIX. Relaxation of Development Plan:

Government may in cases of hardship or with a view to save any structures constructed before the material date, relax, any of the provisions of the Development Plan on principles of equity and justice, on payment of such Development charges and on such conditions as it may deem fit to impose.

APPENDIX 'A'**Residential Zone:**

- (i) Residences
- (ii) Boarding houses
- (iii) Social community, religious and recreative buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings all types of Schools & Colleges where necessary
- (vi) Health Institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local Service Industries
- (xi) Petrol filling stations and garage services
- (xii) Bus stands and bus stops
- (xiii) Tonga, Taxi Scooter and Rickshaw stands
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses

As required for the local need of major use and at sites earmarked for them in the Sector Plan or in the approved layout plans of the colonies.

Industrial Zone:

- (i) Medium Industry
- (ii) Light Industry
- (iii) Local Service Industries
- (iv) Warehousing and storages
- (v) Public utility buildings, community recreative and social buildings, retail shops
- (vi) Parking, loading and unloading areas
- (vii) Bus stops, taxi, tonga and rickshaw stands
- (viii) Petrol filling stations and service garages
- (ix) Industrial Housing in the case of large scale factories covering more than 10 acres of land under the factory

As required for the local needs of the areas and as per sites shown on the Sector plans and/or on the approved plan of the colony

General Business-cum-Commercial-cum-Civic Zone:

- (i) Retails shops
- (ii) Restaurants and entertainments places including Cinemas and Theatres
- (iii) Business and professional offices
- (iv) Residence on the first and higher floors
- (v) Warehousing and covered storages
- (vi) Local Service Industry
- (vii) Civic, Cultural, Social and Community buildings
- (viii) Local and Government offices
- (ix) Public Utility Buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops taxi, tonga, and rickshaw stands
- (xiii) Fish and Fruit and other wholesale markets
- (xiv) Any other use which Government in public interest may decide

As per sites shown on the sector plans
and zoning plan

Wholesale marketing and Warehousing Zone.

- (i) Wholesale markets, wholesale and retail shops and storages
- (ii) Business offices and restaurants
- (iii) Residence if located in the first or higher floors
- (iv) Public Utility Buildings
- (v) All accessory uses clearly incidental to above, including petrol filling stations, services garages, truck stands etc.

Ditto

Uses strictly prohibited :

- (i) Storage of petroleum and other inflammable material —

Major Open Spaces (Town Park) :

- (i) Parks and playgrounds, openair theatres and buildings ancillary there to, including dwelling for watch and ward staff
- (ii) Parking areas
- (iii) Restaurants, shops for eatable in the area i.e. in the parks at approved places
- (iv) Public utility buildings
- (v) Agricultural and horticultural spaces and approved place and for approved periods

Communication Zone (Green Belts)

- (i) Roads
- (ii) Parks and playgrounds
- (iii) Agricultural and horticultural sites at approved places and for approved periods
- (iv) Petrol filling stations and service garages

As approved by the Director.

- (v) Parking spaces, bus stops/shelter, taxi, tonga and rickshaw stands
- (vi) Nurseries
- (vii) Land drainage, irrigation & electric and Telephone wires poles.
- (viii) Hydro electric transmission lines and poles
- (ix) Any other use which Government in public interest may decide

As approved by the Director.

Rural Zone :

- (i) Agricultural, horticultural, dairy and poultry farming
- (ii) Villages houses within Abadi Deh
- (iii) Farm houses outside Abadi Deh subject to Restrictions as laid down in Regulation XVII
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurization plants
- (vi) Bus and Railway stations
- (vii) Petrol filling stations and garages services
- (viii) Airports with necessary buildings
- (ix) Wireless stations
- (x) Land drainage, irrigation and Hydro electric work
- (xi) Weather stations
- (xii) Hydro-electric transmission lines and poles
- (xiii) Cremation and burial grounds
- (xiv) Mining and extractive operations including lime and brick kilns, stone quarries and crushing subject to rules and at approved sites and that none of these operations are sited within 1,000 ft. of the edge of right of way of any of V-1, V-2 and V-3 roads
- (xv) Any other use which Government may in public interest decide

As approved by the Director

The 5th March, 1973.

No. 674-2TCP-73/6793.—In exercise of powers conferred by sub-section (1) of section 4 of the Punjab Scheduled Roads and Controlled Areas Restriction of unregulated Development Act, 1963. The Governor of Haryana is pleased to declare the area at Kurukshetra Part C specified in the schedule below and shown in the plan appended here to, to be controlled area for the purpose of the said Act, namely:—

KURUKSHETRA

Controlled Area 'Part C' (See P. ge 474 for map)

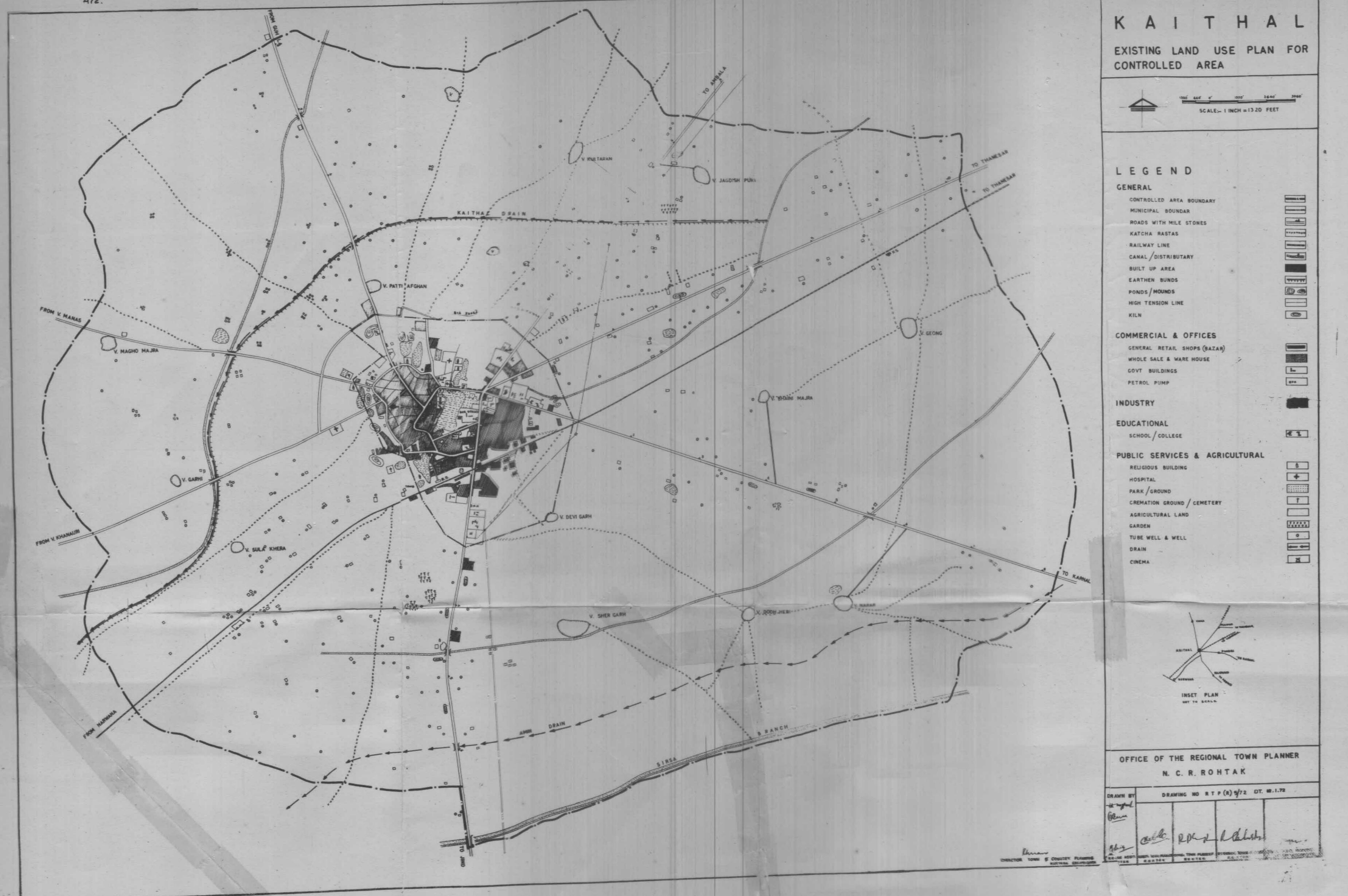
North.—Starting from point 'A' where the southern Municipal boundary meets the eastern boundary of Delhi-Ambala Railway line, towards east along the southern boundary of the area declared as controlled area apart 'A' vide Notification No. 530-5-DP-69/483, dated 22nd June, 1969 up to the point 'B' at a distance of 1000 ft. east of G.T. Road.

East.—Thence towards south parallel to G.T. Road upto the point 'C' where it meets the southern boundary of the village Jarbari.

South.—Thence towards west along the southern boundary of the village Jarbari, Chanderbhanpur and Kheri Ram Nagar up to the point 'C' the South Western corner of village Kheri Ram Nagar.

West.—Thence towards north along the western boundary of the village Kheri Ram Nagar upto the point 'E' where it meets southern Municipal Boundary and then along that boundary again towards north up to 'A' the point of start.

L. C. GUPTA,
Commissioner and Secretary to Government, Haryana,
Town and Country Planning, Department, Haryana,
Chandigarh.



**DRAFT
DEVELOPMENT PLAN FOR
KAITHAL CONTROLLED AREA
DRAWING SHOWING LAND USE PROPOSALS**

1320 5.50 0 1320 1320 FEET
SCALE - 1 INCH = 1320 FEET

EXISTING FEATURES

- CONTROLLED AREA BOUNDARY
- MUNICIPAL BOUNDARY
- ROADS
- REVENUE RASTAS
- CANAL / DISTRIBUTORY
- DRAINS
- PROTECTION BUND
- VILLAGES
- RAILWAY LINE / STATION
- EXISTING TOWN
- INDUSTRIES

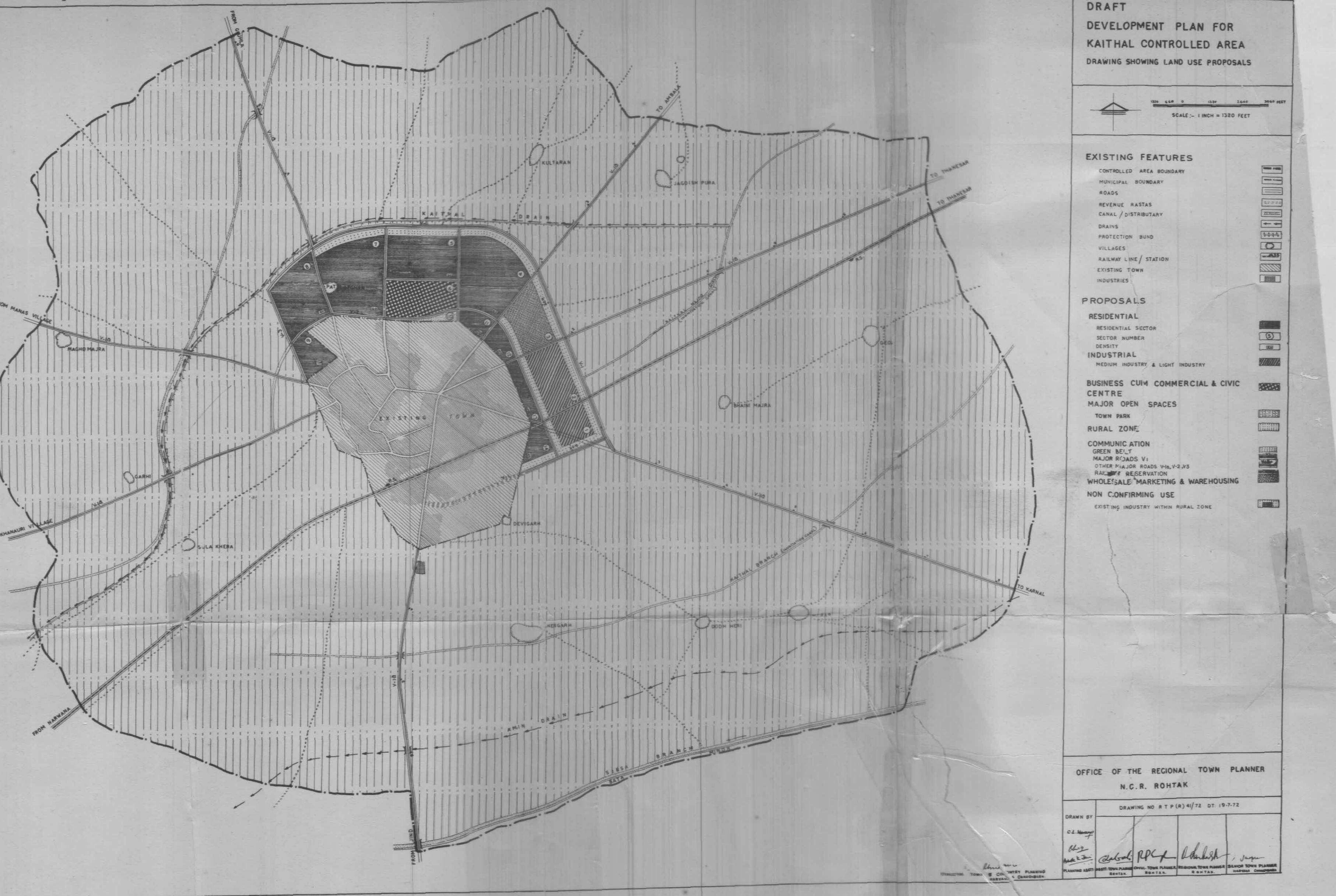
PROPOSALS

- RESIDENTIAL**
 - RESIDENTIAL SECTOR
 - SECTOR NUMBER
 - DENSITY
- INDUSTRIAL**
 - MEEDIUM INDUSTRY & LIGHT INDUSTRY
- BUSINESS CUM COMMERCIAL & CIVIC CENTRE**
- MAJOR OPEN SPACES**
 - TOWN PARK
- RURAL ZONE**
- COMMUNICATION**
 - GREEN BELT
 - MAJOR ROADS VI
 - OTHER MAJOR ROADS V1, V2, V3
 - RAILWAY RESERVATION
- WHOLESALE MARKETING & WAREHOUSING**
- NON CONFIRMING USE**
 - EXISTING INDUSTRY WITHIN RURAL ZONE

OFFICE OF THE REGIONAL TOWN PLANNER
N.C.R. ROHTAK

DRAWING NO RTP (R) 4/72 DT 19-7-72

DRAWN BY	APPROVED BY	PLANNING AUTHORITY	REVIEWED BY	DATE
C.L. Mehta Architect Planning Asstt.	Chaudhary R.P.C. Architect Planning Asstt.	Asstt. Town Planner Office Town Planner Regional Town Planner District Town Planner Haryana Government Kaithal	Chaudhary R.P.C. Architect Planning Asstt.	19-7-72



[PART-I]

KURUKSHETRA CONTROLLED AREA



LEGEND

ADMNS.& OTHER BOUNDARIES

- MUNICIPAL BOUNDARY
- VILLAGE BOUNDARY
- BOUNDARY OF THE EXTENDED CONTROLLED AREA (PART-C)
- BOUNDARY OF THE AREA ALREADY DECLARED AS CONTROLLED AREA VIDE NOTIFICATION NO. 530-V DP-69/483 DATED 22ND JANUARY 1969 (PART A&B)

PHYSICAL FEATURES

- TOWN ABADI / MUNICIPAL AREA
- VILLAGE ABADI
- RAILWAY LINE/RLY. STATION
- ROADS
- KATCHA RASTA
- NAD/NALA/MINOR POND
- KILN

OFFICE OF THE DIVISIONAL TOWN PLANNER
KARNAL DIVISION KARNAL

DRG. NO. DTP (K) / 37/72 DATED: 24.11.72

DRAWN By	<i>[Signature]</i>
PLANNING ASTT.	<i>[Signature]</i>
ASST. TOWN PLANNER	<i>[Signature]</i>
CIVIL TOWN PLANNER	<i>[Signature]</i>
KARNAL	<i>[Signature]</i>
SENIOR TOWN PLANNER	<i>[Signature]</i>
HARYANA, CHANDIGARH	<i>[Signature]</i>

DIRECTOR TOWN & COUNTRY PLANNING
HARYANA, CHANDIGARH.

